



Zoning Division

Residential Parcel Split

WHAT IS A RESIDENTIAL PARCEL SPLIT?

A Residential Parcel Split is a single division of land in which an existing house (or the site of a previously existing house) is divided from its parent parcel. This used to be known as a “farmstead split”.

To determine whether a parcel qualifies for a RPS, The Unified Development Code (UDC) requires that a residential parcel split meet the following criteria:

- The single family dwelling shall have been in existence on or before January 1, 1985. If the dwelling has been removed, minimum evidence of the prior existence of the dwelling shall include any of the following:
 - i) Previous tax records establishing the existence of the dwelling; or
 - ii) Existence of seventy-five percent (75%) or more of the dwelling's foundation; or
 - iii) Conclusive evidence from aerial photographs of the dwelling's previous existence.
- The site of the previously existing dwelling must still be currently intact and shall not have been converted to agricultural production.
- The remaining land area of the parent tract must meet the minimum lot size requirement for the zoning district within which it is located.
- While the owner of the remaining land may construct a new dwelling if all requirements of are met for the remaining land, that new dwelling will not qualify for a residential parcel split under the provisions of this section.
- If the remaining land is less than thirty-five (35) acres or does not otherwise meet zoning requirements, the remaining land shall be included in the minor subdivision for the residential parcel split and shall be noted as follows: “This parcel may only be developed in accordance with all development regulations in effect at the time development is proposed.” If adjacent land is under the same ownership, the remaining land may be combined by deed restriction to the adjacent land to meet zoning requirements.
- All resulting parcels shall have access to an adjoining public roadway by actual road frontage or easement.
- A minimum of one (1) net acre shall be required for each residential parcel split. All side and rear yard setback requirements must be met.
- No variances from subdivision or zoning standards shall be granted in order to accomplish a residential parcel split.
- Neither this process nor any former “farmstead split” zoning process has previously been used to sever a lot from the parent tract.

Planning and Development staff will assist you in determining whether your particular property qualifies for an RPS.